

OUTLINE DEVELOPMENT PLAN MOUNTAIN SHADOWS

Town of Firestone, County of Weld, State of Colorado

SHEET 1 of 1

OWNERS

Borgmann Land, LLC
JCC Properties, LLC
Conrad D. Hopp Living Trust
Martha A. Hopp Living Trust

TECHNICAL CONSULTANTS

SCOTT D. LARSON, P.E.
BENCHMARK OF CHEYENNE, P.C.
1920 THOMAS AVENUE, SUITE 620
CHEYENNE, WY 82001
KING SURVEYORS
9299 EASTMAN PARK DRIVE
WINDSOR, CO 80550

DEVELOPER

BEST BUY HOMES, LLC
3329 EAST BAYAUD #914
DENVER, CO 81623
(720) 941-1306

EDAW, INC.

240 EAST MOUNTAIN ROAD
FORT COLLINS, CO 80524
TERRACON
1242 BRAMWOOD PLACE, SUITE 2
LONGMONT, CO 80501

PROJECT CONCEPT

This project is intended to provide for both single family residential and commercial development for this area of the Town of Firestone. The residential types are intended to provide an architectural type consistent with modern subdivisions found in the Firestone and Longmont regions. The design and size of housing will vary in order to provide a range of prices to meet the needs of the Town and the surrounding area. Similarly, a relatively large commercial area proposed within this site will be able to provide versatility for a range of potential commercial facilities in this area of the Town. Please note that the road layouts are schematic and may vary significantly at the time of the preliminary plat and/or final plat.

Two additional lots in the northeast corner of this site are included with the annexation and zone change. These include a total of two existing residences that are to remain occupied after potential development. Existing structures include a barn, machine shed, and several small block agricultural buildings. The owners of these areas indicate that future land use plans for these areas are consistent with their proposed zoning of Single-Family Residential R-A.

REGIONAL IMPACTS

This project will be consistent with the Town of Firestone Comprehensive Plan. Both short and long term development of the residential areas within this property will be complementary to this region and they will provide a necessary residential base for the Town of Firestone and the expanding employment centers of this region. Similarly, the commercial areas within this site will provide services and employment possibilities for the residents of the Town and the surrounding area.

UTILITIES AND SERVICE REQUIREMENTS

The following is a general description of the utility systems and public services intended to serve the project. The following entities would provide the following services:

Police Protection	Town of Firestone
Potable Water	Town of Firestone
Street Maintenance	Town of Firestone
Park Maintenance	Town of Firestone or Home Owners Association
Sanitary Sewer	St. Vrain Sanitation District
Fire Protection	Mountain View Fire District
Schools	St. Vrain Valley School District
Electric	United Power
Natural Gas	K-N Energy or Public Service Company
Telephone	US West

LAND USE - ZONING - DENSITY

Current land use and zoning are agricultural. The proposed land use is both single family residential for the central and northern sections of this site and commercial for an approximately 18 acre section of the southern portion adjacent to Firestone Blvd (Rd #24). Proposed zoning changes are Residential A (R-A) for the residential areas and Regional Commercial (RC) for the entire commercial area. Residential densities will meet the 0-3 dwelling units per acre required by the Town Development Standards. Similarly, the areas proposed to be zoned as Regional Commercial (RC) would require a minimum lot size of one (1) acre unless this area is developed as a commercial center. It is the intention of this ODP that development will occur on the 117 acres of Lot B of corrected recorded exemption 1313-01-4-RE1913. Existing homes (2) and agricultural buildings in Lot A of corrected recorded exemption 1313-01-4-RE1913 and subdivision exemption SE-569, in the northeast corner of this site, will remain with minor internal roadway improvements required to remove direct access from Colorado Boulevard. Any additional future development on Lot A of corrected recorded exemption 1313-01-4-RE1913 and subdivision exemption SE-569 will be required to be filed under separate development plans according to the most present Town of Firestone rules and regulations.

BUILDING HEIGHT

As required by Town Development Standards, the following height guidelines would be included with this development plan:

Residential Areas - Maximum Height = 38 feet
Commercial Areas - Maximum Height = 50 feet

ENVIRONMENTAL INFORMATION

There are no wetlands, streams, or predominately tree covered areas on this site. A lateral of the Godding Ditch currently terminates on this site. The final fate of this ditch will be coordinated with the Town, the ditch company, and the adjacent landowners impacted by this ditch. This area has been under agricultural use for a long period of time. In addition, this site will be developed with Colorado Department of Transportation "Best Management Practices" to reduce downstream water quality impacts and meet state pollution reduction goals.

At the time of this report, there are no known historically or archeologically significant sites associated with this property. A Phase 1 Environmental Assessment will be provided at the time of the Preliminary Development Plan.

DEVELOPMENT SCHEDULE

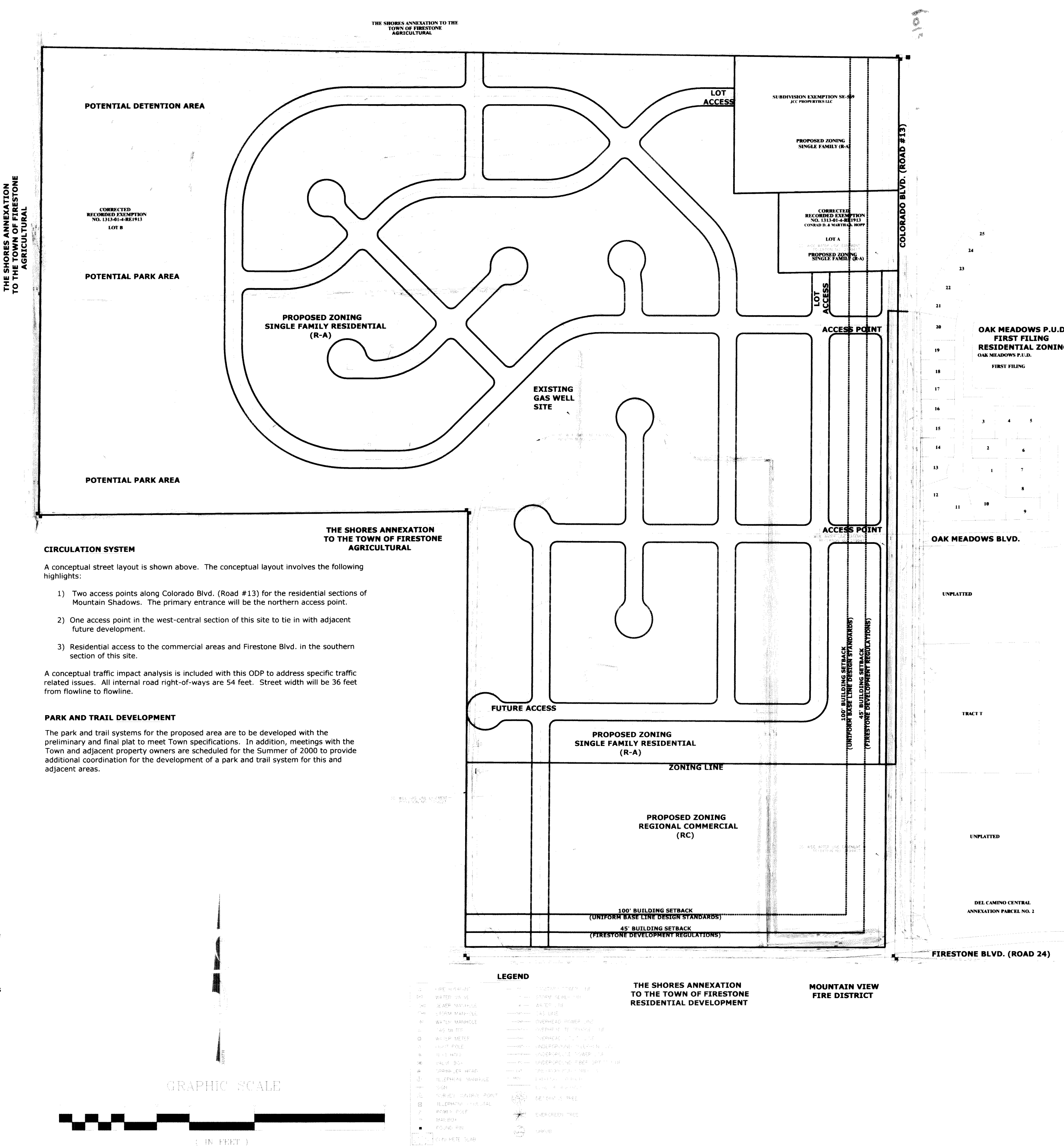
Development is preliminarily scheduled to begin after acceptance of the final plat. This project may be developed in phases which will be coordinated to meet the interests of the Town of Firestone.

TRANSPORTATION, PARK, AND TRAILS SUB-AREA PLANS

At the time of this ODP a master trail/access plan has not been coordinated between the adjacent property owners and the Town. A cooperative effort has been established in this area between the developing landowners and a joint meeting of these parties is set for the Summer of 2000 to establish park locations, access, and trail networks for this area of the Town of Firestone. Developments from this meeting will be incorporated with the Preliminary Development Plan. Potential park areas for this conceptual layout are so labeled.

DRAINAGE AND GRADING

This site is relatively level with drainage and agricultural grading running from high areas in the south to lower areas in the north and northwest. It is not anticipated that major grading changes are to occur. Drainage is anticipated to continue traveling north with possible detention facilities located in the northwest corner of this site. The downstream impacts are being negotiated with adjacent landowners. In addition, it is the understanding at the time of the ODP that a master drainage study for this area will soon be available which will also be incorporated with the preliminary and/or final drainage designs for this site.



GRAPHIC SCALE
1 inch = 200 feet

1 inch = 200 feet

LAND-USE TABLE

% OF TOTAL	USE	SQ.FT.	ACRES	OWNER	MAINT.
74.0	SINGLE FAMILY RESIDENTIAL	3,946,536	90.4	HOA	HOA
1.3	GAS WELL SITE SETBACK	70,685	1.6	HOA	HOA
10.0	PARK AREA	532,303	12.2	TOWN	HOA
14.7	COMMERCIAL AREA	775,368	18.0	---	---
100.00	TOTALS	5,323,032	122.2		

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter (SE1/4) of Section One (1), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) and the Southwest Quarter (SW1/4) of Section Six (6), Township Two North (T.2N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter Corner (E1/4) of said Section 1 and assuming the East line of said SE1/4 to bear South 00°22'35" West with all bearings herein relative thereto:

THENCE South 89°37'25" East a distance of 30.00 feet to the Easterly right-of-way of Weld County Road 13;
THENCE South 00°22'35" West along said right-of-way a distance of 776.77 feet;
THENCE North 87°20'47" West a distance of 60.05 feet to the Westerly right-of-way of said Weld County Road 13;
THENCE South 00°22'35" West along said right-of-way a distance of 1949.96 feet to the Northerly right-of-way of Weld County Road 24;
THENCE North 89°48'48" West along said right-of-way a distance of 1288.33 feet to the West line of the Southeast Quarter of said SE1/4;
THENCE North 00°25'58" East along said line a distance of 1334.92 feet to the Southeast Sixteenth Corner of said Section 1;
THENCE South 89°39'01" West along the South line of the Northwest Quarter of said SE1/4 a distance of 1316.84 feet to the Center South Sixteenth Corner of said Section 1;
THENCE North 00°30'11" East along the West line of Northwest Quarter of said SE1/4 a distance of 1352.56 feet the Center Quarter (C1/4) of said Section 1;
THENCE North 89°07'02" East along the North line of said SE1/4 a distance of 2631.39 feet to the POINT OF BEGINNING.

Said parcel contains 122.228 acres more or less (±).

ACCEPTANCE BLOCK AND NOTARY

By signing this ODP, the owners acknowledge and accept all the requirements and intent set forth herein.

JCC PROPERTIES, LLC,
a Colorado limited liability company
By: *Conrad D. Hopp*
Conrad D. Hopp, Operating Manager

ACKNOWLEDGMENT

State of Colorado) ss
County of Weld)

The above and foregoing signature of Cevin Hopp, as Operating Manager of JCC Properties, LLC, was subscribed and sworn to before me this 12 day of August, 2000.

Witnessed by me, Patricia A. Anderson, Notary Public, State of Colorado, my commission expires on 22, 2001.

By: *Howard Borgmann*
Howard Borgmann, Operating Manager

By: *Martha A. Hopp*
Martha A. Hopp, Operating Manager

By: *Conrad D. Hopp*
Conrad D. Hopp, Trustee

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REVISIONS	DATE
Town Staff comments dated 6/22/00 & revised road layout	6/23/00
Town Staff comments 8/20/00 adjusted zoning 150' N	8/31/00
Town Staff comments 8/24/00	9/05/00
Notary & signature block addition.	9/11/00
Firestone ODP conditions	

NO. 1 2 3 4 5

Project No.: 9948.07
Design by: K.W.H.
Drawn by: W.M.F.
Checked by: S.D.L.
File Name: 9948_otp_k12
Date: 4/5/00

BENCHMARK
ENGINEERING • SURVEYING • PLANNING
1920 Thomas Avenue, Suite 620, Cheyenne, WY 82001
(307) 834-9044 • Fax (307) 778-8010
EMAIL: info@benchmarkengineers.com
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Mountain Shadows
Outline Development Plan
ODP TEXT/MAP
FIRESTONE WELD COUNTY COLORADO

Project No.: 9948.07	Design by: K.W.H.
Drawn by: W.M.F.	Checked by: S.D.L.
File Name: 9948_otp_k12	Date: 4/5/00
EXTERNAL REFERENCES	9948_preplat.dwg
Sheet	1
Of 1 Sheets	